

Key: 265

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 253

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HENRY INEZ & THOMAS K 16 BRIAR MEADOW CIRCLE SCITUATE, MA 02066				10-5-1-D				16 BRIAR MEADOW CIR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HENRY INEZ & THOMAS K				01/03/1994	F	1	12558-104				
THAXTER INEZ AND HENRY TH				06/14/1991	QS	320,000	10329-220				
HINGHAM INSTITUTION FOR S				09/08/1988	XX		9820-219				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
07-552	09/12/2007	2	ADDITIONS	39,000	05/20/2008	SJ	100	100
04-016	01/08/2004	2	ADDITIONS	14,800	07/08/2004	SJ	100	100
01-713	12/18/2001	2	ADDITIONS				100	100
90-643	10/01/1990	3	ALTERATIONS				100	100
		6	CYCL GROWTH				100	100

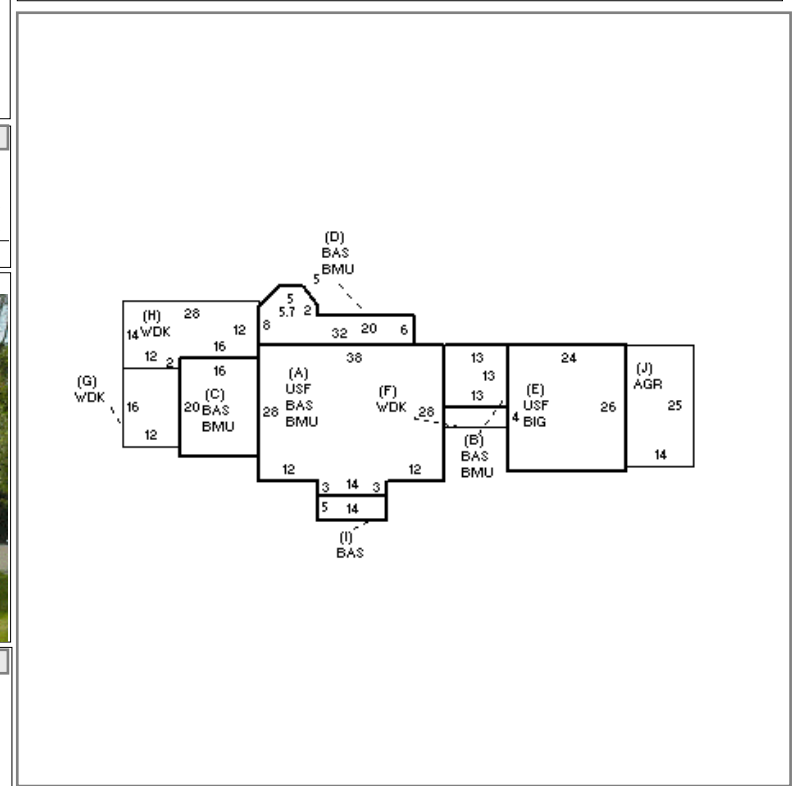
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	440,000	1.00	100	1.00	R05	1.00	404,040
300	A	0.000	WS 1.00	100	1.00	19,800	1.00	100	1.00	R05	1.00	

TOTAL	40,005 SF	ZONING	FRNT	53	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	404,000	367,300
Infl1	FACTOR 100		BUILDING	764,300	708,100		
Infl2	PHY 100		DETACHED	1,100	1,000		
			OTHER	0	0		
					<b>TOTAL</b>	<b>1,169,400</b>	<b>1,076,400</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		1,000	1.10	1,100



BLDG COMMENTS  
FY12 QUALITY CHANGE FROM VG TO GD PER FIELD REVIEW.



BUILDING	CD	ADJ	DESC	MEASURE	10/5/2015	SJ
MODEL	1		RESIDENTIAL	LIST	10/5/2015	
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/7/2011	KT
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1988	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,645	DETAIL ADJ	1.050	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,845		49.16	90,692
\$NLA(RCN)	\$276	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,730	1988	211.83	366,470
				ROOF SHAPE	2	HIP	1.00	E	BIG	N	BUILT-IN GARAGE	624		48.79	30,443
				ROOF COVER	2	WOOD SHINGLES	1.01	+	WDK	N	WOOD DECK	604		46.08	27,833
				FLOOR COVER	99	N/A	1.00	+	BAS	L	BASE AREA	1,915	1988	232.94	446,077
				INT FINISH	99	N/A	1.00	J	AGR	N	ATT GARAGE	350		46.46	16,262
				HEATING/COOLING	11	HW/COOL AIR	1.04	F21	O		FPL 2S 10P	2		9,886.20	19,772
				FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	1,005,614
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1992 / 30
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$764,300